

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24a Wiseman Street, Hawthorn East Vic 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$2,300,000

Property Type

House

Suburb

Hawthorn East

Period - From

01/10/2020

to

31/12/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	300 Riversdale Rd HAWTHORN EAST 3123	\$1,435,000	21/11/2020
2	304 Riversdale Rd HAWTHORN EAST 3123	\$1,350,000	28/11/2020
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OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/01/2021 13:06



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2020: \$2,300,000

Comparable Properties



300 Riversdale Rd HAWTHORN EAST 3123 (REI)



Price: \$1,435,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)

Agent Comments

Though on a main road, this property provides a slightly larger allotment of 407sqm approx.; however, like 24A Wiseman Street, will require updating.



304 Riversdale Rd HAWTHORN EAST 3123 (REI)



Price: \$1,350,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 396 sqm approx

Agent Comments

Though on a main road, this property provides a slightly larger allotment of 396sqm approx.; however, like 24A Wiseman Street, will require updating.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. There have been a number of semi-detached property sales within a 2km radius over the previous 6 months; however, there are a number of factors (e.g. location, renovations/extensions, car accommodation, etc.) that differentiate these listings from 24A Wiseman Street, Hawthorn East.